

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the eighteenth day of May 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member

EXCUSED: Melvin Szymanski, Member

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Leonard Campisano, Asst. Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

May 18, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Highway Superintendent: Richard L. Reese, Jr.

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 18, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:32 PM. Motion was made by Michael Myszka to approve the minutes from the May 4, 2005 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

COMMUNICATIONS:

Administrative - Chair Keysa referred to Com 5-18-06. He will ask the Town to purchase a copy of Important Bird Areas of New York for the Planning Board library.

ACTION ITEMS -

REZONE PETITION - 4745 WILLIAM STREET. PRESENT ZONING R-1, PROPOSED ZONING GENERAL BUSINESS. PROPOSED USE OF PREMISES SINGLE-STORY GOURMET GROCERY STORE. CONTACT PERSON: NANDO SILENZI/JOHN CIPOLLA

This project was tabled at the May 4, 2005 Planning Board. Applicant was to provide the Planning Board with a copy of the approved Erie County Highway Dept. plan for the widening of William St. for this project and the permit for signalization at William St. & FLIX driveway. Planning Board was also waiting for comments from Erie County regarding this project.

Asif Muhammad, John Cipolla, and Nando Silenzi presented to the Planning Board the plans for the proposed rezone of 4745 William St. from R-1 to General Business. This ½-acre parcel is stated as 400' east of Transit Road. (Note: This scales on map as about 850 feet.) The land surrounding this parcel is currently zoned commercial. The Planning Board has received the copy of the permit for signalization at William St. & FLIX driveway, but did not receive a copy of the approved Erie County Highway Dept. plan for the widening of William St. for this project. Mr. Cipolla had a copy of the widening plan, and he displayed it to the Planning Board. He also provided the Planning Board with an aerial view map of this project. Chair Keysa asked Mr. Cipolla to file a copy of the widening plan with the Town Clerk's office. Mr. Cipolla stated that the improvements and widening plan for this project are part of the plan that is to be completed by Kohl's and Gateway. Kohl's improvements and widening are to be completed by 3/31/06. Chair Keysa suggested that the building face west and share the existing parking lot, leaving the proposed rezone area as greenspace. Mr. Cipolla stated that in order to provide adequate exposure, the store must face William St. Chair Keysa said that the landowner next to this project would like a berm instead of a fence. Mr. Cipolla said that the plan shows an 8-foot fence with vegetation on the west side of the fence at the east line of the property. There was some discussion regarding the traffic at William St. and Transit Rd. resulting from the entrance to the Sunoco station from William St. The Planning Board suggested that the left turn lanes be constructed before this project begins. Mr. Cipolla stated that since Kohl's and Gateway are responsible for the widening, his applicant will not do the widening. Member Socha stated that he did not feel that the traffic at this intersection was any heavier than along other parts of Transit Road. He also stated that he felt that this is an appropriate location for this store, since there has been a great deal of high end housing built in the south end of the Town of Lancaster. Councilmember Stempniak questioned the acreage of the proposed rezone, since it is not stated on the SEQR application. Mr. Cipolla said that the proposed rezone is .58 acres. He will make this clarification with the Town Attorney's office. Mr. Silenzi spoke to the Planning Board about some of the high end items that his store will carry.

DETERMINATION

Based on the information presented to the Planning Board, Michael Myszka made motion to recommend approval of the rezone to the Town Board with the following conditions: 1.) Clarification of rezone acreage to be made to the Town Attorney's office, 2.) Copy of widening plan to be filed with the Town Clerk's office, 3.) Place 8-foot fence at the east line of the property with landscaping on the west side of the fence, 4.) Developer to install signal on William St. at FLIX driveway. Motion seconded by Steven Socha and duly carried by a vote of 4 ayes and 2 nays.

REVIEW OF REVISIONS OF THE PLANS FOR KUNVARJI HOTELS INC., TRANSIT ROAD. PROJECT NO. 4016. CONTACT PERSON: JERRY YOUNG, YOUNG & WRIGHT ARCHITECTURAL.

This project was tabled at the May 4, 2005 Planning Board meeting. Applicant was to provide plans that show a second driveway onto Freeman Road. Landscaping plan was to be provided to Crew Chief Terrence McCracken for approval.

Jerry Young, Young & Wright Architectural, presented to the Planning Board the revisions to the previously approved plan. Mr. Young had a letter from Buffalo Realty Corp. and an aerial map of the site showing a second entrance from the Ramada Inn, providing two points of access to this parcel. The Planning Board suggested that the driveway along the east line of the property be offset 4 feet west and that appropriate landscaping be planted along the east line. It also suggested that the undeveloped area along west side of the front of the hotel be grassed and maintained. Town Engineer Robert Labenski stated that he is satisfied with the drainage plan. Council member Stempniak asked that a lighting plan be provided for this project. She also asked if this project would require a dumpster. Mr. Young stated that a screened dumpster would be placed at the southeast corner of the site near the transformer. The Planning Board stated that the transformer should also be fenced. Applicant must provide Crew Chief Terrence McCracken with a landscaping plan for approval.

DETERMINATION

Based on the information presented to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the revised site plan to the Town Board with the following conditions: 1.) Landscaping plan to be approved by Crew Chief Terrence McCracken, 2.) Lighting plan to be provided to the Town Board, 3.) Plan to show a screened dumpster, 4.) Driveway along east line to be offset 4 feet with appropriate landscaping along the east line of the parcel. 5.) Undeveloped area along the west side of the front of the hotel be grassed and maintained. Motion seconded by John Gober and unanimously carried.

REVISED SKETCH PLAN - PROPOSED MOHAWK PLACE SUBDIVISION, PROJECT NO. 9610. SINGLE-FAMILY DWELLINGS ON THE NORTH SIDE OF WALDEN AVENUE WEST OF TRENTWOOD TRAIL. CONTACT PERSON: MICHAEL MERRICK, WM SCHUTT.

This project was recommended for sketch plan approval at the April 6, 2005 Planning Board meeting with conditions. The sketch plan showed 28 single-family dwellings to be constructed in two phases.

Michael Merrick, William Schutt Associates, and Steve Hoffman, Project Manager for Mohawk Developers presented to the Planning Board the revised sketch plan for the proposed 17 single-family homes. Mr. Merrick explained to the Planning Board that the wetland specialist from Earthland Dimensions determined that there are extensive wetlands on the north half of this site. The developer has elected to develop the first phase of this project. The revised sketch plan shows that the proposed street will terminate at the wetlands. The remainder of the site may be developed at a future date, if it is economically feasible. The developer is working with owners on Trentwood Trail to procure easements for sewers that will run to Walden Avenue. The Planning Board stated that easements will need to be granted for utilities, and that 5-foot sidewalks will need to be built throughout the project. There was some discussion regarding lots #2, #3, #10 & #11 and whether these lots were part of the wetlands. Mr. Merrick stated that soil testing will be done by

soil specialists. Asst. Building Inspector Campisano stated that sample borings will be done on every site that lies within the wetland area. There was some discussion regarding the lot sizes and sideyard widths. Asst. Building Inspector Campisano said that he will need to check the requirements. Town Engineer Robert Labenski stated that he is satisfied with the drainage plan. Councilmember Stempniak told the developer that she was notified by the Town Attorney's office that the northern part of Mohawk Place may have a title problem. A property owner on Trentwood Trail told the Town Attorney that he has a deed showing that he owns a part of Mohawk Place. The developer said that he will check into this.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the revised sketch plan to the Town Board with the following conditions: 1.) Lots shown in wetlands will require individual boring to show capability of the soil, 2.) Sideyard widths to meet Town requirements, 3.) Applicant to check with Town Attorney's office regarding title to Mohawk Place, 4.) Easements to be dedicated to Town for utilities and sidewalks. Motion seconded by Lawrence Korzeniewsk and duly carried by a vote of 5 ayes and 1 nay.

PRELIMINARY PLAT REVIEW - PHASE IV OF SUMMERFIELD FARMS, EAST OF BOWEN ROAD, SOUTH OF WILLIAM STREET. 45 SINGLE-FAMILY HOMES. PROJECT NO. 8008. CONTACT PERSON: WILLIAM TUYN, GREENMAN PEDERSON INC.

William Tuyn, Greenman Pederson Inc., presented to the Planning Board the preliminary plat review for Phase IV of Summerfield Farms Subdivision. The plans show 45 single-family homes along the primary spine road connecting to Blossom Blvd. There was some question regarding whether the connecting street was Apple Blossom Boulevard. Mr. Tuyn said that he will check on this and make the correction on the plans. The plan shows that none of the building lots extend to the stream. Mr. Tuyn explained that a homeowners association will be formed for the conservation areas and the areas along the stream. Drainage - The plans show two ponds at the southern boundary of this parcel along the stream. There was some discussion regarding who would be responsible for the stream clean up. Mr. Tuyn said that the developer will clean up the part of the stream that lies within the project.

DETERMINATION

Based on the information presented to the Planning Board, John Gober made a motion to recommend approval of the preliminary plat review to the Town Board with the following conditions: 1.) Particular attention to the clean up of the stream within this project, 2.) Confirm street name as Apple Blossom Boulevard. Motion seconded by Lawrence Korzeniewsk and duly carried by a vote of 5 ayes and 1 nay.

At 9:40 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Michael Myszka and unanimously carried.